Meeting Minutes – February 27, 2020


The meeting was called to order at 5:30 p.m. by Chair T. Tilton.

Items Reviewed by the Planning Commission:

1. The Commission unanimously recommended approval of the Minutes of the 10/24/19. (Vastine / Pinnell)

2. There were no public comments / questions.

3. Land Development / Subdivision Applications

   A. The Planning Commission considered a Final Land Development Plan for i-Construction LLC (IAC site, Lots 5, 7 & 8) for W. side of Carlisle Springs Rd. Applicant proposes:
   - Lot 5 – 4-storey, apt. bld. (121 DUs), plus 1,000 ft2 of commercial / office – 1.71 ac
   - Lot 7 – 4-storey, apt. bld. (121 DUs), plus 1,000 ft2 of commercial / office – 2.12 ac.
   - Lot 8 – (48) townhomes - 2.39 ac.

   In Dec. 2017, the associated subdivision plan for Carlisle Auto Industries / IAC was recorded. This plan created 14, lots and residual stormwater parcels, on 46.4 gross ac. (inc. future ROWs). Applicant proposes to develop 3 of the 14+ lots / parcels. The subject lands are zoned UM – Urban Mixed Use. This Zone was amended in Sept. 2019, with the express intention of providing revised design – development standards (smaller dwelling units, reduced apartment parking ratios, etc.) to facilitate this Plan.

   Tom Ritchey, who is assisting the applicant / equitable owner, offered initial details about the project, phasing, etc. Engineer Greg Holtzman, BL Companies then reviewed the detailed design elements including parking, and stormwater management. J. Vastine asked if sufficient emergency access has been provided? Holtzman said that that the design was revised considerably (adding 2nd access) and that truck templates now indicate that this concern is resolved. They also have a letter indicating that private trash haulers will access Lot 8 for individual pick-up.

   Z. Sandonato asked about ownership? Jon Juffe said that most likely all will be market-rate rentals. Lot 8 will have 3-bedroom townhomes that could be sold as condominiums and then leased. The apartments are all 1 or 2 bedroom rentals with limited retail on ground
D. Maher asked about the sidewalks along N. side of Lot 8? Holtzman said these are for access to front of townhomes. Maher also asked about amount of open space since all lots do not have 30%? Holtzman said they satisfy zoning via the Master Plan. M. Skelly corroborated by indicating that the required 30% is distributed throughout entire 45 acres – including lands on east side of Carlisle Springs Rd. They will also look into provide more buffering where necessary. M. Malarich said that the design for the linear parcels along Fairground Ave. will also incorporate landscaping.

Vastine asked about how is stromwater to be generally handled? Holtzman said that the majority of the site will drain to eastern Spring Rd. basin(s). Future “B”, “C” and “D” extensions also include cartway storm facilities to detain runoff. Tilton requested vote on application.

1. That Carlisle Borough Planning Commission endorse a waiver for: (a) the submission of a Preliminary Plan for i-Construction LLC; (b) the restriction of only one driveway access per road frontage for Lots 5, 7, and 8;

2. Endorse a Final Land Development Plan for i-Construction LLC, for Lots 5, 7, and 8, prepared by BL Companies, dated 10/3/19, revised 2/7/20, subject to the applicant’s acceptance and satisfactory resolution of the conditions listed in staff report dated 2/10/20.

Motion by: M. Dux Seconded by: R. Pinnel

4. Comprehensive Plan or Zoning Items:

A. Discussion occurred on the “Walnut Bottom Corridor Master Plan”, South Middleton Twp., January 2020, and accompanying 3-pg. staff memo, dated 1/23/20. Skelly mentioned that the Township’s PC was ironically also meeting tonight to approve this document, and that they would likely proceed very quickly with drafting and approving the implementing zoning ordinance amendment. It is very likely that the Township would implement a similar mixed-use zone, as used for Carlisle’s IAC / i-construction LLC lands.

Vastine was concerned about the amount of housing being developed, and would this not cause a reciprocal increase in retail? Is there a legitimate need for all these potential rental DUs? Skelly said that in the PIRHL / IAC rezonings, the applicant had provided some supplemental research to justify this. In other communities, proponents would have to prepare a fiscal impact analysis to determine impact on local / school taxes. Maher was concerned about traffic – need for transit – pedestrian accessibility. He was hoping to have more insight from County, as well as any strategies to reduce speed / volume. Skelly said he would send comments to Troy D. Truax, who is leading this project.

5. Adjournment - Being no further items, the Commission adjourned at 6:30 p.m.